

**Supplemental Lease Agreement
Number 1**

Lease Number:	LVT04755	Date:	11/16/10
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55 Community Drive, South Burlington, Vermont

Building Number VT8136

THIS AGREEMENT, made and entered into this date by and between 55 Community Drive, LLC

whose address is c/o Technology Park Partners
30 Community Drive, Suite #4
South Burlington, VT 05403

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to provide for substituted space within the same building.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 11/16/10 as follows:

A. Paragraph 1. of the Lease is deleted in its entirety and replaced with the following:

"1. LESSOR HEREBY LEASES TO THE GOVERNMENT AND THE GOVERNMENT HEREBY LEASES FROM THE LESSOR THE FOLLOWING DESCRIBED PREMISES: An area of 10,103 Rentable Square Feet (RSF), with a Common Area Factor of 12.61%, yielding 8,972 ANSI/BOMA Office Area (occasionally herein referred to as "Usable") Square Feet located on the 1st floor at 55 Community Drive, South Burlington, Vermont (hereinafter the "Building"), identified on the plans entitled "First Floor Plan" attached hereto as Exhibit "A" along with 20 secured parking spaces. The space identified on Exhibit A is hereinafter referred to as the "Premises" or the "Leased Premises", which are leased to the Government together with any and all appurtenances, rights, privileges and easements now or hereafter benefiting, belonging or appertaining thereto, including without limitation use of all common areas and facilities, and rights of ingress and egress to the Building, the Leased Premises and all common areas and appurtenances, to be used for general Government purposes as determined by the General Services Administration."

B. Paragraph 13. of the Lease is deleted in its entirety and replaced with the following:

"13. TAX ADJUSTMENTS: Referencing Paragraphs 4.2 "Tax Adjustment" of the SFO, the percentage of Government occupancy of the Building for real estate tax purposes is agreed to be 14.40%."

C. Exhibit "A" referencing the Third Floor Plan is hereby replaced with Exhibit "A" referencing the First Floor Plan.

All other terms and conditions of the lease shall remain in force and effect.



IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, 55 Community Drive, LLC

By [Signature]
(Signature)

Managing Member
(Title)

In Presence of [Signature]
(Signature)

[Redacted Address]
(Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature]
Mark Shinto

[Redacted Signature]
Leasing Contracting Officer